









## ABOUT THE PROPERTY

Positioned just off Mall Boulevard in the heart of Midtown Savannah, this climate-controlled flex/warehouse facility offers a strategic location with convenient access to Savannah's major commercial corridors and transportation routes. The property is well-suited for a variety of warehouse, distribution, light industrial, and service-oriented users seeking a centrally located space with efficient loading capabilities and excellent accessibility.

### Property Highlights

- Climate-Controlled Flex/Warehouse Space
- Two Roll-Up Doors
- On-Site Parking
- Convenient Midtown Savannah Location
- Easy Access to Major Commercial Corridors and Area Amenities

## HIGHLIGHTS

-  **\$15 PSF MODIFIED GROSS**
-  **+/-4,800 SF**
-  **NEGOTIABLE**
-  **ZONING: I-L-T  
LIGHT INDUSTRIAL-TRANSITION**
-  **CLIMATE CONTROLLED,  
FLEX - OFFICE**
-  **EASY ACCESS MAJOR  
COMMERCIAL CORRIDORS**

# PROPERTY IMAGES



